



**8916 46 Street NE**  
**Calgary, Alberta**

**MLS # A2296624**



**\$517,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator in the Basement

Priced to sell! Welcome to this beautifully maintained NO CONDO FEES two-storey townhouse located in the highly desirable community of Savanna in NE Calgary. This modern home offers a perfect balance of design and functionality, built for today's lifestyle. Situated just minutes from essential amenities, including gurdwaras, multiple commercial plazas, and excellent schools, this townhouse offers convenience and comfort. As you step inside, you'll be welcomed by the bright, spacious open-concept main floor, featuring a living area, a formal dining space, and a beautiful kitchen with large windows that fill the space with natural light. Sleek quartz countertops, stainless steel appliances, and ample cabinetry offering plenty of storage for your cooking essentials are the main highlights of the kitchen. The main floor also features a convenient mudroom and a 2-piece bathroom. Upstairs, the home continues to impress with three spacious bedrooms, including a primary bedroom. The primary suite is completed with a spacious walk-in closet and a full 4-piece ensuite bathroom, ensuring a private and comfortable space to unwind. The upper level also includes one additional bathroom and a laundry for convenience and functionality. The FULLY DEVELOPED BASEMENT is a hidden gem for this townhouse with one bedroom, a kitchenette, one bathroom, and a recreation room. The basement space is currently rented out, which is a major help for the homeowners financially. Conveniently located close to shopping, schools, public transit, and with easy access to Stoney Trail and Metis Trail, this home offers an effortless commute and excellent lifestyle convenience. Don't miss this fantastic opportunity in a fast-growing community!